



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

****AMENDED AGENDA**** **REGULAR MEETING - AGENDA** Tuesday, February 1, 2022 7PM

Meeting will be hybrid: held both in person and via zoom.
In person meeting will be held in Conference Room A at Essex Town Hall.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/85623740548?pwd=NWJnc3NwLzRmYzZ6NVhSb2J3bHBVdz09>

Meeting ID: 856 2374 0548

Meeting Password: 292478

Dial: **1-646-558-8656**

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - January 4, 2022 Regular Meeting
3. **Public Hearings**
 - **PZC Application 21-12 Special Exception** under Section 90 proposing a 12,325 sq ft addition to the existing building to be used for Boar's Head business and for rental space in accordance with uses permitted at **49 Plains Road**.
Applicant/Owner: Piage Management Corp (Received December 7, 2021, continued on January 4, 2022)
4. **Old Business/Action Items**
 - **PZC Application 21-12 Special Exception** under Section 90 proposing a 12,325 sq ft addition to the existing building to be used for Boar's Head business and for rental space in accordance with uses permitted at **49 Plains Road**.
Applicant/Owner: Piage Management Corp (Received December 7, 2021, continued on January 4, 2022)
 - **PZC Application 21-14 Special Exception** under Section 60A.2(D) proposing to convert the existing public wellness center and spa into a private wellness center housing no more than eight (8) suites plus the existing ranch house at **63 South Main Street Essex**. *Applicant/Owner: Essex House LLC (Received January 4, 2022, opened and closed public hearing on January 4, 2022, continued discussion to January 4, 2022)*

- **Modification to Subdivision Plan- Planning Commission Application No 2-07- Landmark Interests, LLC, 3 lot subdivision. Property now owned by Essex Glen, LLC.** Modification pertains to the “as-built” drainage in the right-of-way for Essex Glen Road. Removal of condition requiring a sidewalk in lieu of turnaround at the cul-de-sac at Essex Glen Drive. The modification is to be provided to Robert Doane, designated Agent for the Planning Commission (now the P&Z) for his recommendation to the Commission. (*Continued on March 2, April 6, May 4, June 1, July 6, August 3, September 7, and November 9, 2021*)

5. Receipt of New Applications

- **PZC Application 22-01 Proposed Zone Change** under Section 123 proposing to change the zone of **3 Pratt Street** from Village Residential District (VR) to Essex Village District (EV). *Applicant/Owner: Bushnell Management*
- **PZC Application 22-02 Proposed Zone Change** under Section 123 proposing to change the zone of **54 Main Street** Essex from Waterfront Business District (WF) to Essex Village District (EV). *Applicant/Owner: Annelisa Santoro*

6. New Business

- Discussion regarding outdoor entertainment and noise at Scotch Plains
- Review of draft application for Text Amendment Re: Section 45 Accessory Dwelling Units

7. Appointments/Reports from Committees and Officers

- Lower CT River Valley Council of Governments
 - o Regional Housing Plan
- Economic Development Commission
- Plan of Conservation and Development
- Cannabis Subcommittee

8. Staff Reports

- o Town Planning Consultant
- o Land Use Official

9. Correspondence

10. Adjournment

- o Next scheduled regular meeting is **Tuesday, March 1, 2022**

Please note this is a summary of the applications being heard at this meeting. The full applications are available at the Town Hall or at the Town’s website <https://www.essexct.gov/planning-and-zoning-commission>